



# Wylie City Council

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## Minutes

### City Council Meeting

Tuesday, August 23, 2016 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Bldg. 100  
Wylie, TX 75098

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#### CALL TO ORDER

*Announce the presence of a Quorum.*

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Ehrlich took roll call with the following City Council members present: Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman William Whitney III, and Councilman Jeff Forrester.

Staff present were: City Manager, Mindy Manson; Fire Chief, Brent Parker; Police Chief, Anthony Henderson; City Engineer, Chris Holsted; Development Services Director, Renae Ollie; Finance Director, Linda Bantz; Public Services Director, Mike Sferra; WEDC Executive Director, Sam Satterwhite; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly, and various support staff.

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Fire Chief Brent Parker gave the invocation and Police Chief Anthony Henderson led the Pledge of Allegiance.

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#### CITIZENS COMMENTS ON NON-AGENDA ITEMS

*Residents may address Council regarding an item that is not listed on the Agenda. Residents must provide their name and address. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

There were no citizens present wishing to address Council during Citizens Comments.

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#### CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider, and act upon, approval of the Minutes of August 9, 2016 Regular Meeting of the Wylie City Council. *(C. Ehrlich, City Secretary)*
- B. Consider, and place on file, the City of Wylie Storm Water Management Annual Report as sent to the Texas Commission on Environmental Quality. *(M. Sferra, Community Services Director)*
- C. Consider, and act upon, the approval of the purchase of Dell computer equipment in the estimated annual amount of \$70,000.00 through a National Joint Powers Alliance purchasing contract (#NJPA 100614-CDW) and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- D. Consider, and act upon, proposals for employee group health insurance, including major medical, dental, term life, accidental death/dismemberment, long term disability and prescription drug coverage. *(L. Fagerstrom, Human Resources Manager)*
- E. Consider, and act upon, approval of a Final Plat for Cox Fine Floors Addition, creating one lot on 0.967 acres, generally located north of the intersection of Country Club Road and Brown Street. *(R. Ollie, Development Services Director)*
- F. Consider, and act upon, approval of a Final Plat for Inspiration, Phase 3A consisting of 50.075 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd. *(R. Ollie, Development Services Director)*
- G. Consider, and act upon, approval of a Final Plat for Inspiration, Phase 3C consisting of 16.431 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd. *(R. Ollie, Development Services Director)*
- H. Consider, and act upon, approval of a Final Plat for Inspiration, Phase 5A consisting of 6.707 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd. *(R. Ollie, Development Services Director)*
- I. Consider, and act upon, a vendor application for the Pirate Pacesetter Booster Club for a fundraiser event at Olde City Park on November 12, 2016. *(R. Diaz, Parks and Recreation Superintendent)*
- J. Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2016. *(L. Bantz, Finance Director)*
- K. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2016. *(L. Bantz, Finance Director)*
- L. Consider, and act upon, Resolution No. 2016-22(R) authorizing the City Manager to execute a revised Interlocal Agreement with the Wylie Northeast Special Utility District concerning an interim wastewater service agreement. *(C. Holsted, City Engineer)*
- M. Consider, and act upon, approval and final acceptance of the Stone Road Phase 2 paving project and authorize final payment to Tiseo Paving Company in the amount of \$150,929.95 and accept the project as complete. *(C. Holsted, City Engineer)*

- N. Consider, and act upon, Ordinance No. 2016-17 amending Section 110-173 (a) (10) (Stopping, Standing or Parking Prohibited in Certain Places) of Article VI (Stopping, Standing, and Parking) of Chapter 110 (Traffic and Vehicles) of the Wylie Code of Ordinances; prohibiting parking, stopping or standing of a vehicle along the south side of Industrial Court from Birmingham Street to a point 240 feet west, and on the east and west sides of Century Way from State Highway 78 to a point 400 feet south; establishing an offence; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof. *(C. Holsted, City Engineer)*

### **Council Action**

A motion was made by Councilman Dahl, seconded by Councilman Forrester to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

### **REGULAR AGENDA**

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#### **Tabled from 08-09-2016**

*Remove from table and consider*

### **Council Action**

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to remove Item #1 from the table and consider. A vote was taken and the motion passed 7-0.

1. Consider, and act upon, Ordinance No. 2016-15 amending Article VI (stopping, standing, and parking) of Chapter 110 (traffic and vehicles) of the Wylie Code of Ordinances, creating section 101-189 Resident Only Parking Permit Areas; permitting parking in certain areas by permit only during those times set forth in the ordinance; establishing an offence; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. *(C. Holsted, City Engineer)*

### **Staff Comments**

City Engineer Holsted addressed Council stating that in March, a meeting was held with the residents on Palmdale Drive to discuss the issues with students from WEHS parking along the roadway. As a follow up to that meeting, a Council Work Session was held on April 26<sup>th</sup> to discuss parking restrictions for portions of Cimarron Estates. Council directed staff to develop an ordinance restricting parking in portions of the Cimarron Estates Subdivision from 7:00 a.m. to 5:00 p.m. during school days.

Holsted explained approval of the proposed ordinance would establish a resident only parking permit area along Palmdale, Jamestown, and Glendale in the Cimarron Development from 7:00 a.m. to 5:00 p.m. on weekdays while school is in session. There is no charge for the permit; however, residents would be required to submit a residential parking permit application. Two guest permits would also be given to each resident.

Holsted reported that 86 letters were mailed to the residents regarding the proposed ordinance. As of this meeting, thirty had been returned with twenty-four in favor of the parking restrictions and six opposed.

Councilman Whitney asked if the permit had been revised to allow renters to provide their utility bill rather than their lease contract to confirm residency. Holsted replied the change had been made to reflect that on the application.

### **Council Action**

A motion was made by Councilwoman Culver, seconded by Councilman Whitney to adopt Ordinance No. 2016-15 amending Article VI (stopping, standing, and parking) of Chapter 110 (traffic and vehicles) of the Wylie Code of Ordinances, creating section 101-189 Resident Only Parking Permit Areas; permitting parking in certain areas by permit only during those times set forth in the ordinance; establishing an offence; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. A vote was taken and the motion passed 6-1 with Mayor Hogue, Mayor pro tem Stephens, Councilwoman Culver, Councilman Forrester, Councilman Whitney, and Councilman Dahl voting for approval and Councilwoman Arrington voting against.

2. **Conduct the 2nd Public Hearing for the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).** *(R. Ollie, Development Services Director)*

### **Staff Comments**

Development Services Director Ollie addressed Council stating, this annexation is at the request of the property owner and applicant of a 5.23 acre tract. The subject tract is contiguous to existing city limits on the northern side, while properties to the south, east, and west are within unincorporated Collin County.

At its August 2nd meeting, the Planning Commission voted 5-1 to recommend approval to rezone the properties to the north from AG/30 to Single-Family 10/24. The applicant desires to bring the subject tract into the City and eventually combine it with the northern properties within city limits and develop it as a single family residential community.

Scheduled Public Hearings, notices, and adoption are as follows:

Notice published for Public Hearings	July 20, 2016 and August 3, 2016
First Public Hearing	August 9, 2016
Second Public Hearing	August 23, 2016
Adoption of Ordinance	September 13, 2016

### **Public Hearing**

Mayor Hogue opened the second public hearing on the above annexation at 6:16 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:17 p.m.

### **No action is required on this item.**

3. **Hold a Public Hearing and consider, and act upon, approval of a Replat for Kellers 2nd Addition Lot 12R, Block 6; Being a Replat of Lots 12, 13, 14, & 15, Block A of Kellers 2nd Addition, located at 100 Elliot Street. RP 2016-02** *(R. Ollie, Development Services Director)*

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### **Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential Replat to establish one residential lot of 0.289 acres. The lots are zoned DTH (Downtown Historic District). The lots are currently vacant of development.

### **Public Hearing**

Mayor Hogue opened the second public hearing on the above Replat at 6:119 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:20 p.m.

### **Council Action**

A motion was made by Councilman Whitney, seconded by Mayor pro tem Stephens to approve a Replat for the Kellers 2<sup>nd</sup> Addition Lot 12R, Block 6; being a Replat of Lots 12, 13 14, and 15, Block A of Kellers 2<sup>nd</sup> Addition, located at 100 Elliot Street. RP 2016-02. A vote was taken and the motion passed 7-0.

4. **Hold a Public Hearing and consider, and act upon, approval of a Replat for Oaks Addition Lots 6R and 6R1, Block C; Being a Replat of Lot 6, Block C of Oaks Addition, located at 606 E Oak Street. RP 2016-04** *(R. Ollie, Development Services Director)*

### **Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential Replat to establish two residential lots of 0.152 and 0.153 acres. The lots are zoned TH (Townhouse District). The stated purpose of the Replat is to combine the lots into one buildable lot. The properties in the Kellers 2nd subdivision were platted and developed in the 1950's.

Ollie reported that eighteen notification/responses had been mailed, with one response in favor received.

### **Public Hearing**

Mayor Hogue opened the public hearing on Zoning Case 2016-04 at 6:21 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:22 p.m.

### **Council Action**

A motion was made by Councilman Forrester, seconded by Councilwoman Arrington to a Replat for Oaks Addition Lots 6R and 6R1, Block C; Being a Replat of Lot 6, Block C of Oaks Addition, located at 606 E Oak Street. RP 2016-04. A vote was taken and the motion passed 7-0.

5. **Hold a Public Hearing and consider, and act upon, approval of a Replat for Russell Addition Lots 2B-RA and 2B-RB, Block 3; being a Replat of Lot 2B, Block 3 of Russell Addition, located at 419 N Jackson Avenue. RP 2016-03 (R. Ollie, Development Services Director)**

#### **Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential Replat to establish two residential lots of 0.081 and 0.075 acres. The lots are zoned TH (Townhouse District).

#### **Public Hearing**

Mayor Hogue opened the public hearing on Zoning Case 2016-03 at 6:24 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:25 p.m.

#### **Council Action**

A motion was made by Councilman Forrester, seconded by Councilwoman Arrington to approve a Replat for Russell Addition Lots 2B-RA and 2B-RB, Block 3; being a Replat of Lot 2B, Block 3 of Russell Addition, located at 419 N Jackson Avenue. RP 2016-03. A vote was taken and the motion passed 7-0.

6. **Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 50 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09 (R. Ollie, Development Services Director)**

#### **Executive Summary**

Development Services Director Ollie addressed Council stating that the applicant is requesting to rezone 11.006 acres and 5.733 acres (lots A and B) from the current AG/30 (Agricultural) to SF-10/24 (Single Family). This request is part of an overall larger request that, if approved, will include an additional 5.25 acres to the south which is currently outside city limits (lot C). The rezoning of that property will be proposed at a later time because the City cannot zone property not within its city limits. An annexation is scheduled to go before City Council on August 23, 2016. The properties under consideration in this application (lots A and B) were annexed into the City in December 2000.

Applicant Jim Koch, representing Serene Global, gave a short presentation regarding the development.

#### **Public Hearing**

Mayor Hogue opened the public hearing on Zoning Case 2016-09 at 6:33 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:34 p.m.

### **Council Action**

A motion was made by Councilwoman Arrington, seconded by Councilwoman Culver to approve a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 50 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09. A vote was taken and the motion passed 7-0.

7. **Hold a Public Hearing on the fiscal year 2016-2017 Proposed Budget and provide all interested persons an opportunity to be heard, either for or against any item in the proposed budget; and set and announce the date, time and place of the meeting at which Council will vote on the final proposed budget. (L. Bantz, Finance Director)**

### **Executive Summary**

Finance Director Bantz addressed Council stating that a Public Hearing is required to be held on the fiscal year 2016-2017 Proposed Budget. In addition the date, time, and place that the vote will be taken on the final budget must also be scheduled. Any changes made to the proposed tax rate or proposed budget could affect required publications and steps in the tax rate and budget approval process.

### **Public Hearing**

Mayor Hogue opened the public hearing on the 2016/2017 Proposed Budget at 6:36 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:37 p.m.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to set September 13, 2016 at 6:00 p.m. in the Council Chambers of the Wylie Municipal Complex, 300 Country Club Road, Wylie, TX as the date, time, and place at which Council will vote on the final budget. A vote was taken and the motion passed 7-0.

8. **Hold a Public Hearing on the proposed tax rate of \$0.8489 for fiscal year 2016-2017 and provide all interested persons an opportunity to be heard, either for or against the proposed tax rate; and announce the date, time and place of the meeting at which the Council will vote on the tax rate. (L. Bantz, Finance Director)**

### **Staff Comments**

Finance Director Bantz addressed Council stating that in accordance with the "Truth in Taxation" laws of the State of Texas, on August 9, 2016, the City Council voted on the proposed tax rate and scheduled two public hearings on the proposed tax rate. The first public hearing is to be held on August 23, 2016 and the second public hearing is scheduled for September 6, 2016. The proposed 2016-17 budget is based on a tax rate of \$0.8489 per \$100 valuation. Any changes made to the proposed tax rate or

proposed budget could affect required publications and steps in the tax rate and budget approval process.

### **Public Hearing**

Mayor Hogue opened the public hearing on the 2016/2017 Proposed Tax Rate at 6:39 p.m. asking anyone present wishing to address Council to come forward.

There were no citizens wishing to address Council.

Mayor Hogue closed the public hearing at 6:40 p.m.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Forrester to set September 13, 2016 at 6:00 p.m. in the Council Chambers of the Wylie Municipal Complex, 300 Country Club Road, Wylie, TX as the date, time, and place at which Council will vote on the final tax rate. A vote was taken and the motion passed 7-0.

9. **Consider, and act upon, the award of Request for Qualifications (RFQ) #W2016-15-E for an Evaluation Study of the City of Wylie Municipal Sanitary Sewer System to Pipeline Analysis, LLC in the estimated amount of \$1,201,301.00, and authorizing the City Manager to execute any and all necessary documents. (G. Hayes, Purchasing)**

### **Staff Comments**

Development Services Director Sferra addressed Council stating that this item is for a professional services agreement to perform a comprehensive assessment of the City's sanitary sewer collection system. The previous study was last conducted in 1998 when the system was comprised of approximately 300,400 linear feet of underground pipe. The system has nearly tripled in size over the years and is currently comprised of over 900,000 linear feet of piping and 2,500 manholes.

Sferra explained that proactive assessment of the collection system's current condition allows staff to identify deficiencies and plan to take necessary steps to prevent further system degradation. It is much more cost efficient to systematically and periodically rehabilitate a system as it ages than to let it go to the point of failure. Doing so maintains system reliability for customers and reduces service interruptions. Also, it is much less of a regulatory-compliance issue if the collection system stays well maintained and operated.

Based upon the RFQ process as defined by Government Code Chapter 2254, staff recommends the award of RFQ #W2016-15-E to Pipeline Analysis, LLC as the most qualified firm to complete an evaluation study of the City's municipal sanitary sewer system.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to authorize the award of Request for Qualifications (RFQ) #W2016-15-E for an Evaluation Study of the City of Wylie Municipal Sanitary Sewer System to Pipeline Analysis, LLC in the estimated amount of \$1,201,301.00; and authorizing the City Manager to execute any and all necessary documents.

## **READING OF ORDINANCES**

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*Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.*

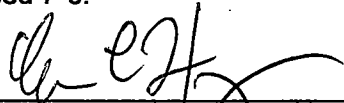


City Secretary Ehrlich read the captions to Ordinance No.'s 2016-15 and 2016-17 into the official record.

## **ADJOURNMENT**

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A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to adjourn the meeting at 6:51 p.m. A vote was taken and the motion passed 7-0.

  
Eric Hogue, Mayor

ATTEST:

  
Carole Ehrlich, City Secretary

